

108 Hamptons Heights NW
Calgary, Alberta

MLS # A2276320



\$1,099,900

Division:	Hamptons		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,843 sq.ft.	Age:	1997 (29 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Garage Faces Front		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Environmental Reserve, Front Ya		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Linoleum	Sewer:	-
Roof:	Clay Tile	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Central Vacuum, Chandelier, Double Vanity, High Ceilings, Jetted Tub, Pantry, Quartz Counters, Skylight(s), Storage, Walk-In Closet(s), Wet Bar		

Inclusions: Alarm system hardware, storage shed, wet bar fridge <as is>, wall-mounted speakers in rec room, pool table & accessories

Lovingly maintained by the original owners, this wonderful home is ready & waiting for a new family to make it their very own, located here on exclusive Hamptons Heights backing onto the prestigious Hamptons golf course. Surrounded by breathtaking views of the 16th hole & distant horizon, this mint condition walkout bungalow enjoys beautiful hardwood floors & central air, 3 bedrooms + den, 2 toasty gas fireplaces & 2 fantastic decks to take in the glorious wide open views. Complemented by 9ft ceilings & expansive picture windows, you will just love the inviting & airy feel of the main floor with its stunning living room with 11ft stepped ceilings & 3-sided fireplace, elegant open concept formal dining room & sun-drenched maple kitchen with skylights & quartz counters, walk-in pantry & white/stainless steel appliances. A French door from the dining nook leads out onto the L-shaped balcony with a covered section & almost 300sqft of outdoor space. The relaxing owners' retreat has a big bay window with views of the golf course, great-sized walk-in closet & jetted tub ensuite with double vanities & separate shower. The beautifully finished walkout level with in-floor heating, has 2 large bedrooms (1 with a big walk-in closet), another full bathroom, loads of extra space for storage & fantastic games/rec room with wet bar, stone-facing fireplace & built-in cabinets. The main floor also has a dedicated home office with desk (included) & built-in bookcases, & laundry room complete with Maytag washer & dryer, sink & built-in cabinets. In addition to the balcony, you've also got a 300+sqft patio in the backyard, which is fully fenced & landscaped, & comes complete with winding gardens, mature shrubs & trees. Other features include crown moldings, finished garage, red brick facade & clay tile roof, Hunter Douglas blinds, 2 hot water tanks, central vacuum

system & storage shed in the backyard for your gardening tools. Not-to-miss opportunity to make your home on one of the Hamptons most desirable streets, only a few short minutes to all community amenities (Hamptons School, tennis courts & sports fields), shopping at the Hamptons Co-op & Edgemont Superstore, plus quick & easy access to Crowfoot Centre & LRT, University of Calgary, hospitals, major retail centers & downtown.